

SAN DIEGUITO

2000 Census Population.....12,528

Community 2020 Target.....37,506

April 2004 WC Map Population32,360



APRIL 2004 WORKING COPY MAP

The goals of the April 2004 Working Copy map for San Dieguito are to maintain the character of built communities, accept growth in a new rural village, and to limit growth in constrained areas. Higher densities are limited to the walkable village of Rancho Santa Fe and the proposed Village of Harmony Grove, as well as locations within specific plan areas such as 4S Ranch. Rural Lands densities are applied to sensitive areas in Elfin Forest and along the San Dieguito River.

KEY COMMUNITY ISSUES

- Maintaining rural character
- Impact of population increase as approved Specific Plan areas develop
- Primarily regional thru-traffic and traffic generated from local specific plan areas

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Recognize existing development patterns in areas such as Rancho Santa Fe and the covenant area
- Recognize approved Specific Plan Areas
- Create a new village center in Harmony Grove based on location, land characteristics, and community preference
- Protect environmentally sensitive areas such as Elfin Forest
- Retain the rural character of communities adjacent to incorporated jurisdictions

NOTE: The Harmony Grove area is proposed to be added to the San Dieguito Community Plan Area. However, population for this area is still included in the North County Metro Subregion..

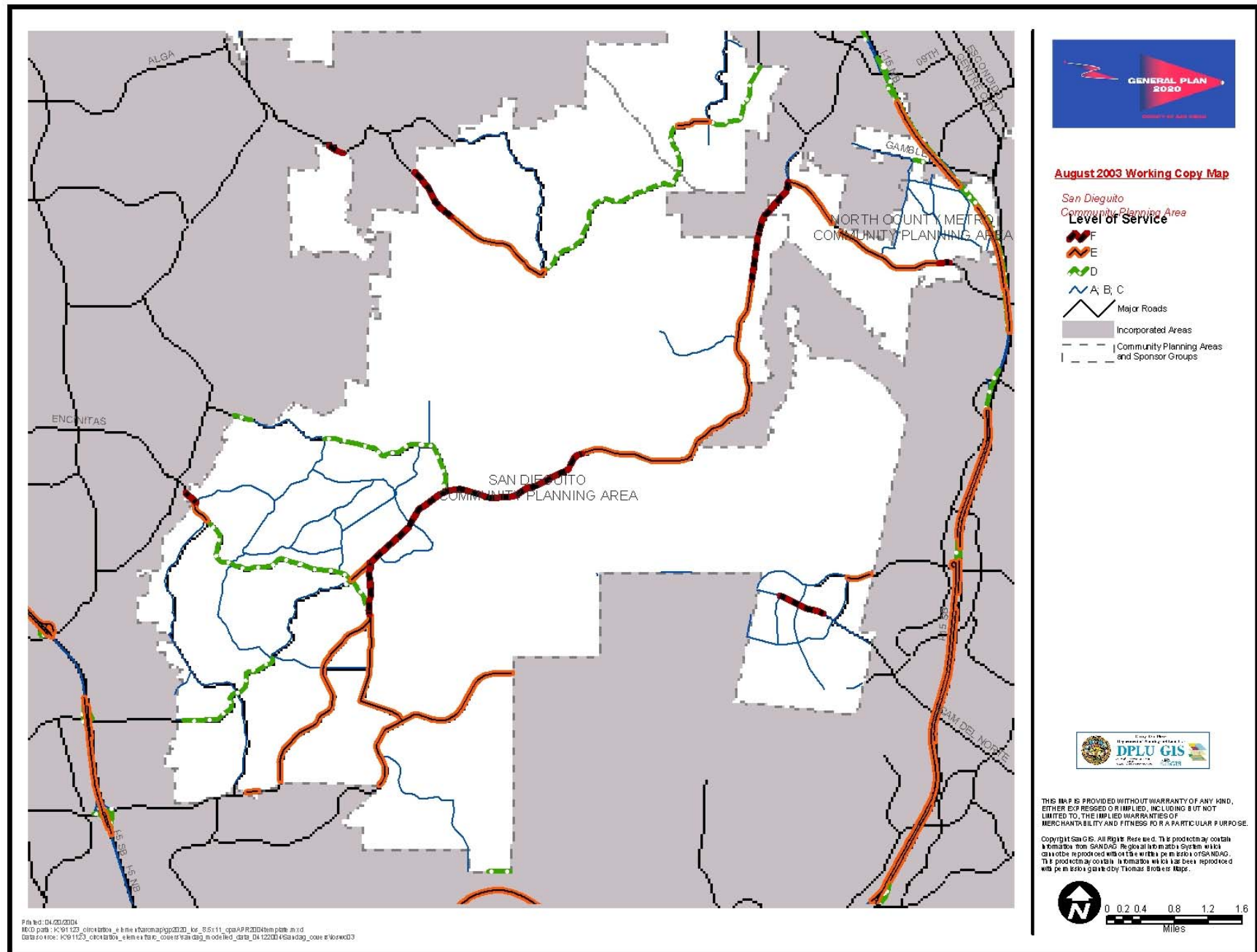
TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 40 lane-miles of roads operating at LOS E or F in San Dieguito, with a preliminary estimate of \$70 million to improve deficient roads to an acceptable level of service (LOS D).

Traffic forecasts for the April 2004 Working Copy map are improved over the existing general plan, which produces 42 lane-miles operating at LOS E or F and has a preliminary cost estimate of \$74 million to improve the existing roads.

Land Use Issue – Continued development of approved specific plans such as 4S Ranch, Santa Fe Valley, and Rancho Cielo will increase traffic volumes in this community. Local congestion issues may be alleviated via numerous road connections from the village of Harmony Grove along with some improvements to the local road network. Improvements to Del Dios Highway are planned to reduce traffic from existing and planned development.

¹ Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

53	Dave Kapich				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	
54	Hadley Johnson and Jennifer Hom				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> Develop an internally consistent general plan Reduce public costs Assign densities based on characteristics of the land 		<p>Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, parcels in this area were assigned 1 du/4 acres or 1 du/20 acres. Increasing densities to 1 du/2 acres in much of the surrounding area would reduce the level of service on Elfin Forest Road.</p>		
55	Peng Tan, Jie Gao, Su Gao				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> Develop an internally consistent general plan Reduce public costs Assign densities based on characteristics of the land 		<p>The northern portion of the property was assigned 1 du/20 acres to provide a low density connection to key open space corridors within the City of San Marcos. This linkage is important to the viability of biological resources in the San Dieguito Planning Area and in the region. 1 du/4 acres was assigned to the southern half of the property to retain some development potential while remaining consistent with the development pattern to the south. Increasing densities to 1 du/2 acres in the area would reduce the level of service on Elfin Forest Road.</p>		

56	Steve Sheldon			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Semi- Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> 		Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, parcels in this area were assigned 1 du/4 acres or 1 du/20 acres. The large, environmentally sensitive parcels were assigned 1 du/20 acres to maintain the viability of the biological resources and community character of the area. Smaller parcels near areas of 1 du/4 acres were assigned that density.	
57	Phillip Cancellier			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres

58 Bob Trapp**December 2002 WC:**

Semi-Rural: 1 du/10 acres

August 2003 WC:

Semi-Rural: 1 du/2 acres

Semi-Rural: 1 du/10 acres

Rural Lands: 1 du/20 acres

October Traffic Referral:

Village: 2 du/acre

April 2004 WC:

Semi-Rural: 1 du/2 acres

Semi-Rural: 1 du/4 acres

Rural Lands: 1 du/20 acres

Key Objectives:

- *Develop an internally consistent general plan*
- *Reduce public costs*
- *Assign densities based on characteristics of the land*
- *Create a model for community development*
- *Obtain a broad consensus*

Rationale for April 2004 WC:

Village densities would create a need for a substantially upgraded road network, likely including development of the SC1375 connection to Escondido. During the consensus building process, staff worked with the community to develop a plan that would not initiate the construction of this road. Village densities would also negatively impact the character of the adjacent historic community (Harmony Grove Spiritualist Association), the established neighborhood, and the planned Harmony Grove Village. In order to accommodate more density, Semi-Rural densities of 1 du/2 acres were extended from the north onto the flat, disturbed areas of the property. 1 du/4 acres was assigned to the remaining more developable lands. 1 du/20 acres was assigned to the steeply sloped, environmentally sensitive portion of the property for consistency with the treatment of similar areas regionally. Increasing densities to 2 du/acre in the area would reduce the level of service on Elfin Forest Road.

59	Ray Gray			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Village: 2 du/acre	Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> • <i>Create a model for community development</i> • <i>Obtain a broad consensus</i> 		See Referral #58	
60	Tony Baihaghy			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres	Village: 2 du/acre	Semi-Rural: 1 du/2 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Create a model for community development</i> • <i>Obtain a broad consensus</i> 		Staff worked with the community to build consensus around a village development pattern. Extension of the suburban Village densities onto this property would not support the pattern of Village development. The 1 du/2 acre density assigned to the property is consistent with the existing development pattern of the surrounding (north and east) community of Eden Valley.	

61	Eric Anderson				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> 		Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, parcels in this area were assigned 1 du/4 acres or 1 du/20 acres. Increasing densities to 1du/2 acres in the surrounding area would reduce the level of service on Elfin Forest Road and would be inconsistent with the surrounding land use designations.		
62	Harlan Lowe				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Village: 2 du/acre Semi-Rural: 1 du/acre Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/20 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> • <i>Create a model for community development</i> • <i>Obtain a broad consensus</i> 		Development of village nodes in steeply sloped, environmentally constrained areas is inconsistent with the GP2020 planning framework. Such development in this location would heavily impact the character of the Elfin Forest Community and would reduce the level of service on Elfin Forest Road. Low density retains the value of this area as a core wildlife area, while allowing development consistent with the existing character of the community and the physical constraints.		

63	Troy Burns				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Rural Lands: 1 du/20 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> 		Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, land in this area was assigned 1 du/4 acres or 1 du/20 acres. The large, environmentally sensitive parcels were assigned 1 du/20 acres to maintain the viability of the biological resources and community character of the area. This smaller parcel is in the middle of the sensitive, sparsely developed area assigned 1du/20 acres. Approximately one-third of the parcel contains steep slopes.		
64	Byron White				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/20 acres	Semi-Rural: 1 du/2 acres	(21) Specific Plan Area	
65	Steve Anderson				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referrals:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/10 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Assign densities based on characteristics of the land</i> • <i>Create a model for community development</i> • <i>Obtain a broad consensus</i> 		This property was assigned 1du/10 acres in order to remain consistent with the treatment of other physically constrained areas. The majority of the property contains steep slopes or is located within a floodplain. This area provides a low-density transition from the Harmony Grove Village to Rural Lands to the surrounding area.		

g	Kourosh Hangafarin			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referrals:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres
ae	Board Motion for Traffic Modeling (TPM 20764: Gao)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi Rural: 1 du/4 acres	Semi Rural: 1 du/4 acres	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/4 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on the characteristics of the land</i>• <i>Obtain a broad consensus</i>		This referral is an active Tentative Map in the pipeline. The recommended density is consistent with the surrounding development pattern.	
af	Board Motion for Traffic Modeling (TM 5204: Oakrose Ranch)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi Rural: 1 du/4 acres	Semi Rural: 1 du/4 acres	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/4 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on the characteristics of the land</i>• <i>Obtain a broad consensus</i>		This referral is an active Tentative Map in the pipeline. The recommended density is consistent with the surrounding development pattern.	
ag	Board Motion for Traffic Modeling (TM 5277: Garrison)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi Rural: 1 du/4 acres	Semi Rural: 1 du/4 acres	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/4 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on the characteristics of the land</i>• <i>Obtain a broad consensus</i>		This referral is an active Tentative Map in the pipeline. The recommended density is consistent with the surrounding development pattern.	

OTHER MAP CHANGES

ah	Harmony Grove		
	<u>December 2002 WC:</u> Village Core: 10.9 du/acre	<u>August 2003 WC:</u> Village Core: 10.9 du/acre	<u>April 2004 WC:</u> Village Core: 14.5 du/acre
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Create a model for community development</i> 		<u>Rationale for April 2004 WC:</u> This property was assigned 14.5 du/acre in order to support a range of housing types that contribute to a vibrant Town Center. Densities within this range were discussed during the Harmony Grove Town Center workshops, but have not been solidified. The community expressed an interest in having the opportunity to develop a range of housing types, and did not feel equipped to support apartment densities such as 24 du/acre. The 14.5 du/acre will allow opportunity for some attached housing.